

**The Walpole Cross Keys
Neighbourhood Plan Review
Consultation Survey 2023**

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Summary of key points

Early review of community engagement within early 2023

Walpole Cross Keys Parish Council is now in the process of conducting a review on their adopted neighbourhood plan (2017-2026). An initial neighbourhood plan survey was held between March 2023.

Who was consulted?

The Walpole Cross Keys residents and people who work there were consulted on key issues for the neighbourhood plan for 4 weeks from 1 March 2023 to 31 March 2023.

How were people consulted?

A letter was sent to all residents (**Appendix A**) encouraging the community to give their opinion on what they would like to see improved in the area. The letter explained at this stage the survey was voluntary and anonymous and that all age groups are encouraged to join in.

The survey could be completed online, which could be found on the parish council website¹, or people could scan a QR code straight from the letter to access the survey via Smartsurvey. However, if people preferred to fill out a paper copy this could be arranged with the parish clerk who would then get this delivered to individuals.

The consultation included a survey with 22 questions. Overall, 83 responses were received on the survey.

¹ [Walpole Cross Keys Parish Council | Home \(walpolecrosskeysparishcouncil.gov.uk\)](http://walpolecrosskeysparishcouncil.gov.uk)

Main issues and concerns raised

- In Q3, respondents liked the community feel in the village stating residents were friendly and people felt safe. Many commented on how they liked that the parish was not too built up and how it is quiet and wished for the area to remain having a village feel.
- In Q4, respondents had mixed views, and said that the area could be improved in a number of different ways including improving infrastructure/amenities, not developing any more housing, or, addressing the need for affordable housing or having housing of a better design.
- Concern was raised throughout about traffic issues such as speeding, people not paying attention to speed signs, bad quality of road surfaces and the lack of public footpaths. There was particular concern raised about parking around the school, not just at school times, and wish for this issue to be addressed.
- Respondents raised throughout strategic issues relating to infrastructure, such as road and transport improvements, drainage, broadband, capacity issues with healthcare provision, some of which cannot be addressed solely in the neighbourhood plan. However, engagement with key stakeholders could get conversations going on some of these matters and community action points taken forward.
- Respondents' opinion on the design of recent housing development in Q5 was mixed which is common since people have a different perception of what is considered a nice building. Several respondents said that some of the new development have been of a good design and have improved the village when adding to infrastructure such as new pavements. Other respondents felt that design of some new development has been ok including the addition of off road parking; whereas others said it is of a poor quality, has added to parking and traffic issues and concerns of flooding and dyke maintenance/filling.
- The majority of respondents in Q6 agreed for the neighbourhood plan to have design guidelines for new homes. Q7 also got a majority of a vote for new housing to be environmentally sustainable incorporating low carbon technology. However, some raised this could be unviable, expensive and restrictive. Also raised was the importance of the neighbourhood plan considering drainage and flooding concerns.
- The survey results highlight that the community has mixed views in relation to future housing development. A number of people are supportive of new development particularly if this is affordable to locals, allowing people to get on the housing ladder and brings new people into the village. Some respondents agreed to see a mix of housing types and sizes and did not want to limit this to just 1-2 bedrooms as the HNA recommended to allow for local circumstance such as growing families (Q8). People felt in Q9 that there needed to be a few more houses which were first homes, family homes, affordable followed by sheltered housing and holiday accommodation was least favoured. Q10 also saw respondents generally agree the acceptance of needing people to start from somewhere and to provide more affordable housing would be favourable.

- Many respondents throughout did not support additional housing coming forward since there is not the right infrastructure in place to cope with existing or future housing and there is a lack of amenities on offer for the community. For example, no places for children to go, no local shop/pub, difficult to access services if you have no car due to the bus service is limited.
- For Q11 a majority supported the plan making a housing allocation and people suggested sites such as the former onion factory site with a mix of properties and a play area for children.
- There is strong support for protecting the environment including the importance of natural habitats/wildlife, existing green spaces, and the open views of fenland countryside. A majority of respondents supported the idea of designating local green spaces such as areas around Sutton Road, Station Road and near the garage in Q12. A number of respondents also favoured identifying important local views and gave various suggestions for the parish council to consider in Q13.
- There were a number of suggestions for non-designated heritage assets in Q14 including the village school, former St Helens Church and the former old chapel.
- Regarding movement around the village, most respondents in Q15 would like to see an improvement to existing paths or to have more public footpaths in the village. This was raised to allow people to walk safely off the road with children and dogs for example. Some respondents did not agree with the idea of cycle paths due to the roads are narrow and were not sure if a designated car park was needed. However, some respondents throughout the survey thought a car park near the school would be a good idea.
- The results of Q16 showed that retaining existing local services and facilities is important such as the local school and village hall.
- The results of Q17 showed that respondents would like to see more facilities and activities within the villages for all age groups particularly children such as having a playing area or field. Many respondents would also like to see community facilities/employment services come forward in the village such as village shop, pub, or post office.
- A number of respondents from Q18 were in favour of allocating land for the purpose of community use/employment to improve the amenities available for people in the village so people did not have to adventure further afield. Though opinion was divided as to where this was in Q19- a number of comments said preferably in the centre of the village, so people didn't have to drive, or extending this idea at the village hall or on the former onion factory site.
- In Q20, there were lots of ideas on what CIL payments could be spent on. This included improving traffic measures in the village, creating a children's play area, having more dog/litter bins, and improving bus shelters/bus stop areas.
- Various non-planning matters were raised, which could potentially be incorporated as community actions points, such as keeping the village tidy, improving advertising of events, and hosting more village events/projects, which can build on the need for a sense of community.

Analysis of individual questions

Demographics

Q1. What is your main connection with the Walpole Cross Keys? The majority of people who completed the survey were residents except 2 business owners.

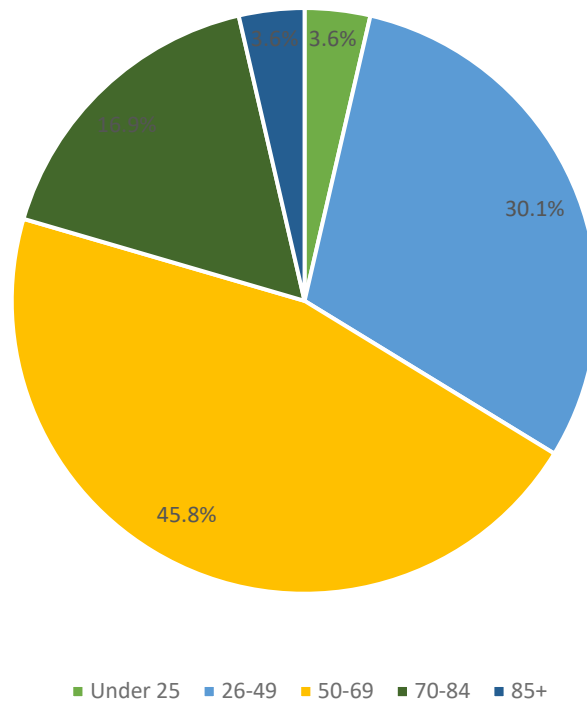
| What is your main connection with Walpole Cross Keys? (tick one box only) | | |
|---|------------------|----------------|
| Answer Choice | Response Percent | Response Total |
| 1 Resident | 97.6% | 81 |
| 2 Work here | 0.0% | 0 |
| 3 Second home | 0.0% | 0 |
| 4 Landowner | 0.0% | 0 |
| 5 Visitor | 0.0% | 0 |
| 6 Business owner | 2.4% | 2 |
| answered | | 83 |
| skipped | | 0 |

Q2. What is your age group?

There was a mixture of age groups who answered the survey. The most dominant age group responding were between 50-69 years.

| What is your age group? Please tick one: | | |
|--|------------------|----------------|
| Answer Choice | Response Percent | Response Total |
| 1 Under 25 | 3.6% | 3 |
| 2 26-49 | 30.1% | 25 |
| 3 50-69 | 45.8% | 38 |
| 4 70-84 | 16.9% | 14 |
| 5 85+ | 3.6% | 3 |
| answered | | 83 |
| skipped | | 0 |

What is your age group? Please tick one:



About Walpole Cross Keys

Q3. What do you think are the best things about Walpole Cross Keys?

This question got 76 responses covering a variety of points. Most respondents listed more than one thing they liked about the area. Below in the table is a summarised tally of all the comments made. Many respondents liked the community feel in the village stating residents were friendly and people felt safe. Many commented on how they liked the rural feel to the parish with it not being too built up and how it is quiet with enjoyable views of the open fenland skies and countryside. People commented that they liked the range of village facilities on offer including the importance of having a primary school, village hall and Samuels Farm Shop/Restaurant as a meeting place. Regarding transport some respondents felt there was good links to the A17, they liked having a bus route, and the location of the parish was in a good proximity to services in Kings Lynn and Wisbech.

A few comments were left stating they liked there was little traffic in the area, that it was close to their work place and felt the area was clean and a good place to walk their dog. Some respondents said that they liked the area was not too built up but feared that this may change. Some respondents raised points which the community did not like now such as:

- Minor village roads are poorly maintained

- The area is too overcrowded with new houses which brings severe damage to roads and certain parts of the roads have become narrow due to the build of certain new properties
- There are higher volumes of traffic including lorries throughout the village and it is being used as a rat run.
- Parking outside the school has become unsafe with parking on junctions or pavements
- Infrastructure does not/cannot support additional houses including local school and doctors capacity
- Additional houses and traffic will be terrible and a safety issue for the locals including children
- The amount of effluent water from existing houses is bad and additional properties proposed would possibly not be sustainable or any good for the environment in these global warming days.
- The area used to have dark skies

Next steps: Think about having policies to protect community facilities, protect dark skies, and identify important views policy reflecting the wide views of the countryside.

| The Best Things about Walpole Cross Keys | Number of responses |
|---|---------------------|
| Friendly neighbours/community feel & spirit/feels safe with low crime/close to relatives | 28 |
| Quiet/Peaceful | 25 |
| Small rural village feel/ nice location / not too built up | 23 |
| Open fenland countryside /local scenery / Nice open views/ Fenland skies | 10 |
| Village facilities (such as the Primary School and Nursery, The Jephson Hall/Village Hall, Samuels Farm Shop/Restaurant, Post office) | 10 |
| Location of the parish (set in the countryside but still in close proximity to Kings Lynn and Wisbech for essential services and the train service) | 7 |
| Good transport links such as bus route | 5 |
| Green aspect (such as open green space well maintained, trees, wildlife) | 4 |
| Nothing/ It has no redeeming features | 3 |
| Little traffic | 2 |
| Close to work | 2 |
| Good road links via A17 | 2 |
| Clean and tidy (no litter, dog bins used, hedges/green maintained) | 2 |
| Good place to walk the dog | 1 |
| Various local events, activities, and clubs for socialising | 1 |
| Parish council trying to improve the area the best they can | 1 |
| Various local events, activities, and clubs for socialising | 1 |

Q4. How do you think Walpole Cross Keys could be improved?

In total 74 responses were given to Q4 and 9 people skipped this question. A number of comments and views were shared which have been summarised in the table below. Respondents stated that there should be no more development within the village or until infrastructure is improved. A few comments addressed housing such as the need for more affordable housing and development to be of a better design.

Residents raised important points about how the village could be improved if there was a focal point in the area where people can gather on a regular basis. People raised the need for better community facilities and services for all ages to use, to keep people within the village and not needing to travel to other areas, such as Terrington or Long Sutton; examples included having a village shop or pub. This was particularly important for people who didn't have a car and feel that sometimes the village can be isolating. It also gives people a good reason to stay in the area for a long time and felt that more amenities would match further development coming forward. Also, the need to accommodate children by having a playing field or play area was raised multiple times.

Several respondents felt there could be a greater sense of community within the village. Suggestions for how to achieve this included better advertisement of events through a village printed newsletter, better advertisement and building up more community events.

Regarding the environment, some comments were raised on the importance of the natural habitats in the village, and how the area could be improved if there were more hedgerows and existing ones were better maintained. It would be good to have schemes like a 'no mow' summer and develop wildflowers along verges. Other comments also mentioned the need to maintain and keep tidy trees and greenspace.

Regarding the road and footpath network, a number of respondents mentioned the need to improve road repairs and potholes along Station Rd, Low Rd, and the main road towards Terrington St Clement. Other comments about the road network included:

- HGV restrictions signs need moving onto the A17 junctions so Lorries can see them since they are no good where they are situated at present since a 38-ton articulated lorry can't do a U turn on seeing where the sign is now.
- 20 mph speed limit is needed throughout the village since there are no pedestrian paths on narrow roads and there are many dog walkers and young children.
- Need for speed restrictions and speed bumps
- Need a speed camera on Sutton Road near Jephson Hall
- Need yellow lines outside the school to make this a safer area
- Stop parking on the road and footway
- Have public footpaths to make this safer walking with children such as along Sutton Road, Market Lane.
- Create footpath link to Sutton Bridge
- Cut back undergrowth/brambles along Sutton Road

- A road safety officer attending with a speed camera on an ad hoc basis in the middle of the day does not obtain any correct results for the speed of motorists.
- Speed camera policeman doesn't stay long enough
- Speed monitoring sign is not working
- The school needs speed ramps
- Improve pot holes on Sutton Rd and Low Rd

Next steps: Consider allocating/supporting the need for community/employment opportunities to come forward within the parish. Consider housing and design concerns within policies. Consider community action points to proactively overcome some of the community issues and resolve these including working with relevant stakeholders where work needed is more strategic than a NP can overcome alone such as strategic infrastructure improvements and maintaining the road network.

| Issues Raised: | Number of responses |
|--|---------------------|
| Improving the road and footpath network (i.e roads are badly maintained, or not all, slow and narrow. Potholes. Need speed restrictions, calming measures and speed bumps. Speed camera on Sutton Road near Jephson Hall. Speed signage. Footway link to Sutton Bridge. Improve parking near school) | 31 |
| Have more employment and business services in the parish (such as pub/restaurant, village shop with post office) | 19 |
| More community facilities/activities for people to use and do (such as a children needing a playing field/playground, dog walking area) | 17 |
| Improve the infrastructure (real community focal points, improve school, drainage, street lighting, flooding issues, mains water and sewage to cope with the current development and further new builds) | 12 |
| No more development (such as social housing or industrial, building on good agricultural land) | 11 |
| | |
| More of a community feel neighbours being courteous, and better local control | 4 |
| Cleaning up the village (litter picking such as within dykes on Station Rd, rubbish near Blue Shed) | 4 |
| Less building of poor design which has no character, out of keeping, design of size of plots to avoid cramped development and small garages. | 3 |
| Improve dyke issues (responsible owner maintains their dykes, not allow people to fill in dykes without permission, do not let developers fill in dykes like along Sutton Road) | 3 |
| Better public transport/ better bus service and cheaper/ (have a community car scheme) | 3 |
| Improve advertising and build up community events (such as bring back printed newsletter) | 3 |

| Issues Raised: | Number of responses |
|--|---------------------|
| Improving the natural habitats in the village (i.e more hedgerows, verges, wildflowers, tidy/ cut back trees and verges) | 3 |
| Housing (for younger people, affordable housing) | 2 |
| Keep light industry to a minimum | 1 |
| More village signs welcoming people into the village | 1 |
| Offer help for lonely residents | 1 |
| No more light pollution | 1 |
| Car park near the school | 1 |
| Post box needs replacing/ more post boxes | 1 |

Housing and Design

Q5: What is your view on the recent housing development within the village? Please add any comments you have in respect to this.

There were 72 responses to this question. These have been summarised in the table below. There is a mix of opinions when it comes to new development throughout the village. A number of people are supportive of new development particularly if this is affordable to locals, allowing people to get on the housing ladder and brings new people into the village. Some respondents suggested that areas including Hankinson's estate or the former onion factory. could be developed. Whereas, many respondents do not think any more housing is needed in the area since there is not the infrastrucutre or facilities to match this scale and wish for the area to remain a village.

Peoples opinion on the design of buildings is also mixed. Several respondents said that some of the new development have been of a good design and have improved the village when adding to infrastrucutre such as new pavements. Other respondents felt that design of some new development has been ok including the addition of off road parking; whereas some respondents said it is of a poor quality. Some comments raised that new development, such as along Sutton Road, have caused issues along the road network due to parking on the road makes it difficult to pass especially since housing opposite has no off road parking and this is something to be mindful of moving forward. Other issues raised were that they may have drainage and flooding issues in the future.

A number of comments, including from a couple of residents living in new development, said it would be good for facilities to be on offer within the village and this needs to be kept in mind with new development moving forward including the addition of a park.

Some respondents commented that there have been issues with construction sites in the village previously and that future developments should be kept tidier with better facilities for workers. Like in the previous question people raised the issue of recent developments filling in dykes without permission or culverting dykes which in time causes problems with flooding an example raised was Sutton Road.

| Comments Raised: | Number of responses |
|--|---------------------|
| Not needed/ don't want more/ village facilities cannot support anymore since amenities are stretched, poor road structure, parking is becoming congested, affect the wildlife and countryside. Too much infill north side of the village. | 31 |
| Some are very good and have character/ some look ok (e.g good to see they have off road parking, built in tone with the area, mix housing to suit everyone, hopefully will bring more amenities) | 17 |
| Some are of a poor design/quality/ too many of the same style in one area/out of keeping with the area/too many 'council house type housing' | 15 |
| Support addition of new housing (as long as it's in keeping with the village and does not become overcrowded. Reasons included nice to see new faces, need affordable homes for locals, nice to see the village expand. Aslong as the school supports new pupils. Mindful to current residents. Doesn't encroach on good farmland. | 12 |
| Road issues- new housing such as along Sutton Road have caused road issues because of people parking on the road making it difficult to pass due to housing opposite has no off-road parking. Additional traffic and degradation road surfaces. Station Road North housing built on a dangerous junction. | 5 |
| Infill development is reasonable but any major development on new land will be detrimental (e.g. infill plots encourage families to stay, housing first time buyers) | 4 |
| Houses along Sutton Road are set too low from the road level which in time will cause problems with drainage and flooding. Additional septic tanks and soakaways overloading the surrounding high-water table. | 3 |
| Unhappy with observations seen through the construction phase of new development being built along Sutton Road (including hedges taken out through nesting season, no toilet provision for workers, construction litter blighted the village) and the old onion factory (parking hazards, work vehicles, mess from construction) | 2 |
| Residents who lived in new development said they were good but need more facilities in the village | 2 |
| Development has lost some of its village rural feel | 2 |
| New development is expensive and not affordable for say first time buyers | 2 |
| New houses alongside Sutton Road have made the village feel more like a village since before it felt a few houses scattered down a couple of roadsides. | 1 |
| Lower density plan would have been more pleasing with more consideration to parking needs for example Sutton Road is unsafe | 1 |
| Ensure that development moving forward adheres to the neighbourhood plan and will make sure the rural outlook is not lost including open fields. | 1 |
| Appreciate the need for low-cost starter homes but some do not compliment the aesthetics of the village. | 1 |

| Comments Raised: | Number of responses |
|--|---------------------|
| Brownfield development should be allowed | 1 |
| Issue of recent developments filling in dykes without permission or culverting dykes which in time causes problems with flooding | 1 |
| Building has to happen but the long row of houses past the school is too many and has made parking at the school bad | 1 |
| Needs to be a balance of housing and not all large scale. Had enough large housing now. | 1 |

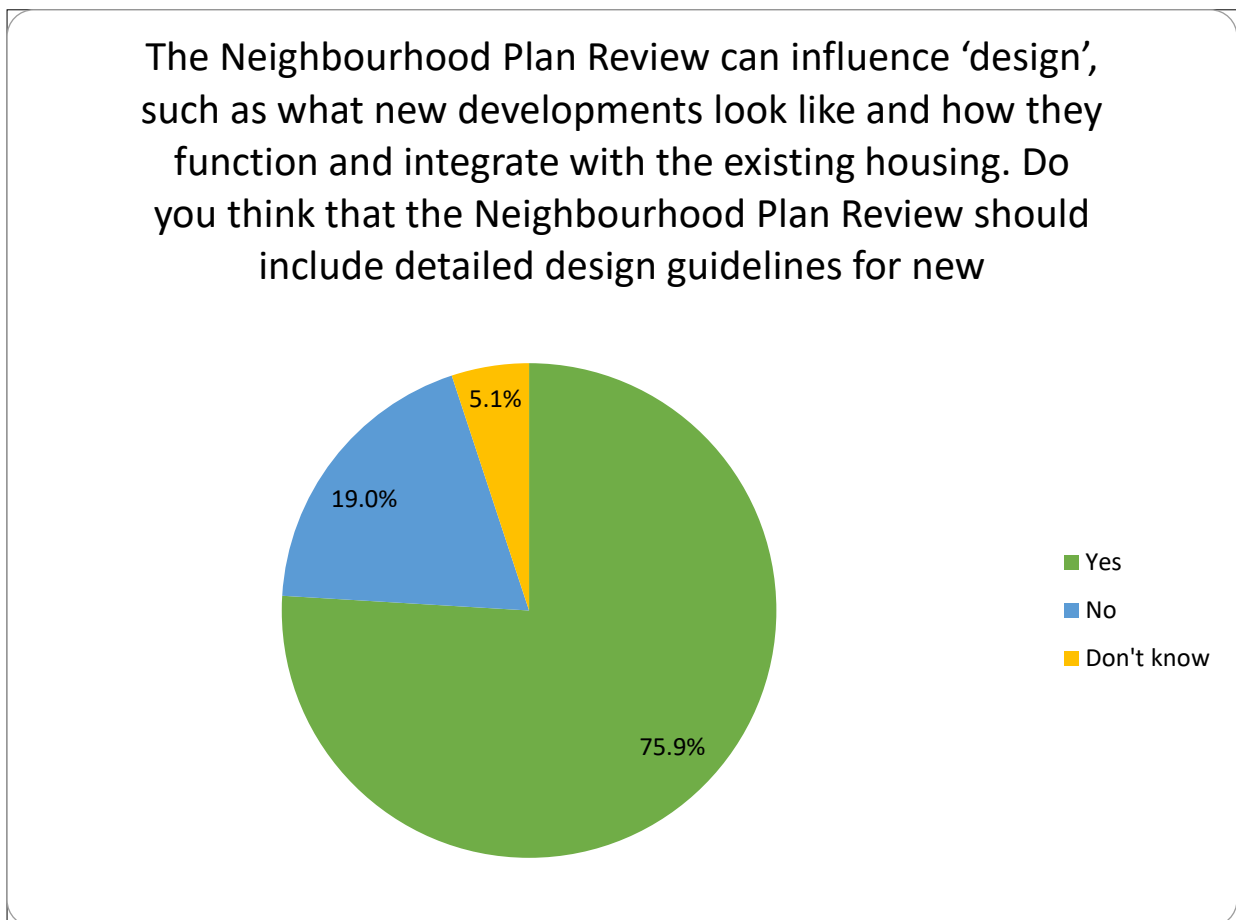
Next steps: Consider housing and design concerns in policies moving forward such as having a car parking policy, drainage and flooding policy.

Q6: The Neighbourhood Plan can influence ‘design’, such as what new developments look like and how they function and fit in with the existing housing. Do you think that the Neighbourhood Plan should include detailed design guidelines for new homes?

The majority of respondents (75.9%) in this question wished for the neighbourhood plan to have design guidelines for new homes.

Next steps: Consider bringing forward a design policy which reflects The Walpole Cross Keys Design Codes and Guidance document.

| Answer Choice | | Response Percent | Response Total |
|---------------|------------|------------------|----------------|
| 1 | Yes | 75.9% | 60 |
| 2 | No | 19.0% | 15 |
| 3 | Don't know | 5.1% | 4 |
| | | <i>answered</i> | 79 |
| | | <i>skipped</i> | 4 |



Q7: Do you agree that any new housing should be environmentally sustainable and incorporate low carbon technology such as solar panels?

The majority of respondents (70.1%) agreed that new housing should be environmentally sustainable incorporating low carbon technology. There were also 33 comments left under Q7 which have been summarised in the table below.

Some stated that the area does not need more development or if there is any it should be smaller houses. Some suggestions were given on the types of features people would like to see come forward in new housing. Respondents also raised that that putting these measures in place can be too expensive, unviable, restrictive, in practical and options need to be considered on case-by-case basis. Matters were raised that flooding and drainage is important too. Also, some questioned if the new housing which has been developed recently in the parish incorporated low carbon technology such as solar panels.

| Do you agree that any new housing should be environmentally sustainable and incorporate low carbon technology such as solar panels? | | | |
|---|----------|------------------|----------------|
| Answer Choice | | Response Percent | Response Total |
| 1 | Yes | 70.1% | 54 |
| 2 | No | 11.7% | 9 |
| 3 | Not sure | 18.2% | 14 |
| Please add any comments you have in respect to this: | | | 33 |
| <i>answered</i> | | | 77 |
| <i>skipped</i> | | | 6 |

| Comments raised | Number of responses |
|--|---------------------|
| No more development (such as large schemes, until facilities like the gas link, internet and roads are improved, modern homes have not been in keeping, new housing should have less lights outside to avoid light pollution) | 8 |
| Any new built development such be environmentally sustainable (including roof solar panels, bat bricks, hedgerow tunnels/fence panels, swift and swallow boxes, where there is no gas supply, influencing design is about size too, thicker walls) | 7 |
| Drainage and flooding need to be addressed too (village suffers from excess water, problem with drains needing to be emptied about 5+ times a year which is costly, dykes kept free and prevent flooding further) | 5 |
| Housing needs to be in keeping with the village- for example would solar panels fit in with the look of the village? | 3 |
| Houses should be built to help keep cost of running down as well as thinking of environment. But not overboard or restrictive if housing is able to. | 2 |
| The new builds in the village do not appear to have low carbon included and should have done. | 2 |

| | |
|---|---|
| Too expensive not viable in current climate nice but not practical. | 1 |
| The new builds in the village do not appear to have low carbon included and should have done. | 2 |
| I feel strongly We should make environmentally sustainable housing a priority without making it unaffordable | 1 |
| Do not know enough about it | 1 |
| It should also have minor impact to local wildlife and residents | 1 |
| How this is done should be taken into account on a case-by-case basis i.e. it's not practical to have solar panels so the builder should look to air source heating so they can be somewhat sustainable | 1 |
| solar panels have life span of 10 years | 1 |
| solar panels are a good idea. cheap mains drainage as well for those not on it. | 1 |

Next steps: Consider in a policy ways to support and reflect on the need for environmentally sustainable design. Include referring to the design codes.

Q8: Housing Mix - Getting the right mix of houses in any community is important, such as whether there should be more homes that are modest in size rather than large.

A Housing Needs Assessment was commissioned by AECOM for Walpole Cross Keys. In summary this suggested that any new homes should be mainly 1 or 2 bedrooms with no more 3 or 4 beds and a very small number of 5 bedrooms. This is based on what we know about the current housing stock across the parish and the likely population profile up to 2036.

The neighbourhood plan review can have a policy on housing mix to meet the locals needs. Do you agree with AECOMS housing mix suggestion as part of any new development?

| Answer Choice | | Response Percent | Response Total |
|---|------------|------------------|--------------------|
| 1 | Yes | 38.2% | 29 |
| 2 | No | 39.5% | 30 |
| 3 | Don't know | 22.4% | 17 |
| If you disagree, what size of new homes do you think should be built? | | | 40 |
| | | | answered 76 |
| | | | skipped 7 |

Getting the right housing mix is important, there was a mixture in opinion of whether the neighbourhood plan should have a policy on housing mix which agrees with AECOMS housing mix suggestion of 2 beds or less. 40 people also left comments on this question where opinions were mixed. Like previous questions people said there is not a need for more development, others said it is important to have more of a variety than just 1 to 2 beds due to local circumstance, the need to accommodate families and keep people in the village.

Summary of comments are shown below:

| Comments raised | Number of responses |
|---|---------------------|
| No more housing needed, no more housing behind existing housing, no amenities | 15 |

| | |
|--|---|
| More variety not just 1 to 2 beds, mid sizes houses such as 3-4 bed should be considered for families/next generation keep people in the village | 9 |
| No bigger than 3 bed, 5 beds are not fully used once children move out, enough larger houses. | 4 |
| Bungalows (residents can be forced to leave due to lack of availability) | 3 |
| 1-2 beds (can help with starter homes, better for elderly) | 3 |
| More 3 to 5 beds, larger homes make the village more attractive and these look more luxurious | 2 |
| Each planning application should be taken into account. Developers should have to work to a 1/2 bed stipulation but if it is likely that houses are being built as infill for family members to be able to stay in the village where they have grown up I think this should be considered. | 1 |
| Should reflect location and circumstance. | 1 |
| I think there is a demand for all new housing developments in Walpole cross keys the trouble with that report is 1 to 2 bed is probably going to attract first time buyers or small family's which would be great if there were facilities such as parks. | 1 |
| Smaller housing just means they build more of them | 1 |
| Due to the quality of land we have and being prone to flooding it's better build bigger houses with land rather than small terrace houses. | 1 |
| Homes should be affordable but not restricted on size | 1 |
| Developers are building 4 and 5 bedroom houses for max profit on small sites. | 1 |

Next steps: Consider having a housing mix and type policy within the NP which reflects the Walpoles Housing Needs Assessment but also the local communities' viewpoints.

Q9: What kind of new houses do you want to see built in the future in Walpole Cross Keys?

This question asked respondents which type of housing they wish to see in the area, with the ability to select more than one option. 80 people responded. Looking at the results in the table below, for every category, except affordable housing, the greatest number of responses was received for 'don't need any more' of this type of housing.

If you consider the responses that fall into the category of 'need a lot more', then affordable housing and first homes received the most responses. A number of people felt that there

needed to be a lot more affordable homes and first homes to get people on the ladder. The least interest was for holiday accommodation.

| What kind of new houses do you want to see built in the future in Walpole Cross Keys? | | | | | | |
|---|--|-----------------|-----------------|---------------------|----------------------|----------------|
| Answer Choice | | Need a lot more | Need a few more | Don't need any more | Not sure/ No opinion | Response Total |
| 1 | Family homes | 3 | 25 | 47 | 5 | 80 |
| 2 | First homes to help people get on the housing ladder | 9 | 32 | 32 | 7 | 80 |
| 3 | Sheltered housing | 2 | 18 | 40 | 18 | 78 |
| 4 | Affordable housing | 15 | 21 | 34 | 10 | 80 |
| 5 | Holiday accommodation | 0 | 5 | 53 | 20 | 78 |
| | | | | | <i>answered</i> | 80 |
| | | | | | <i>skipped</i> | 3 |

Next steps: Consider having in the NP a policy which encourages the types of housing, if any, that the community would like to see such as affordable housing with local criteria for say first homes.

Q10: Affordable housing need

The Housing Needs Assessment also reviewed the availability of affordable housing. This concluded that there is a need of between 8-11 new affordable homes between now and 2036. It is recommended that 70% of these are for rent and 30% for home ownership.

What are your thoughts on the need for affordable housing within the village?

This question received 59 comments. There were mixed views throughout on affordable housing. However, a number of respondents said that this is a good idea for first time buyers and to help people get on the property ladder. There was a general acceptance that people need to start somewhere, particularly younger generations, and providing more affordable housing would be favourable.

Some respondents said that in the current climate affordable homes, which fall under the criteria such as the previous rent to buy or first homes, are the only ones most people can afford, and market housing can be out of reach to people on a median wage. Respondents questioned whether new homes that fall into the category of Affordable Housing are actually affordable to local people. One questioned that they didn't like the idea of mixing affordable homes and affordable rent properties together because this may bring resentments.

Comments were made that if more homes were built then there would need to be better infrastructure and amenities to match this moving forward since there is not much to do in the area for low-income households particularly if they don't have access to a car. Others said they didn't mind as long as people were respectful to the village.

There was a mix of opinion on the preference of affordable rent and ownership. Some respondents said that rented housing and a mix of housing types like bungalows could be a useful idea and that there isn't a need for larger properties since these are more expensive. Other respondents said like in previous questions that no more housing needs to be built of any type since this will make the parish lose its village feel, they wouldn't want building on agricultural farmland or greenfield sites and where would the housing go.

Comments have been summarised below:

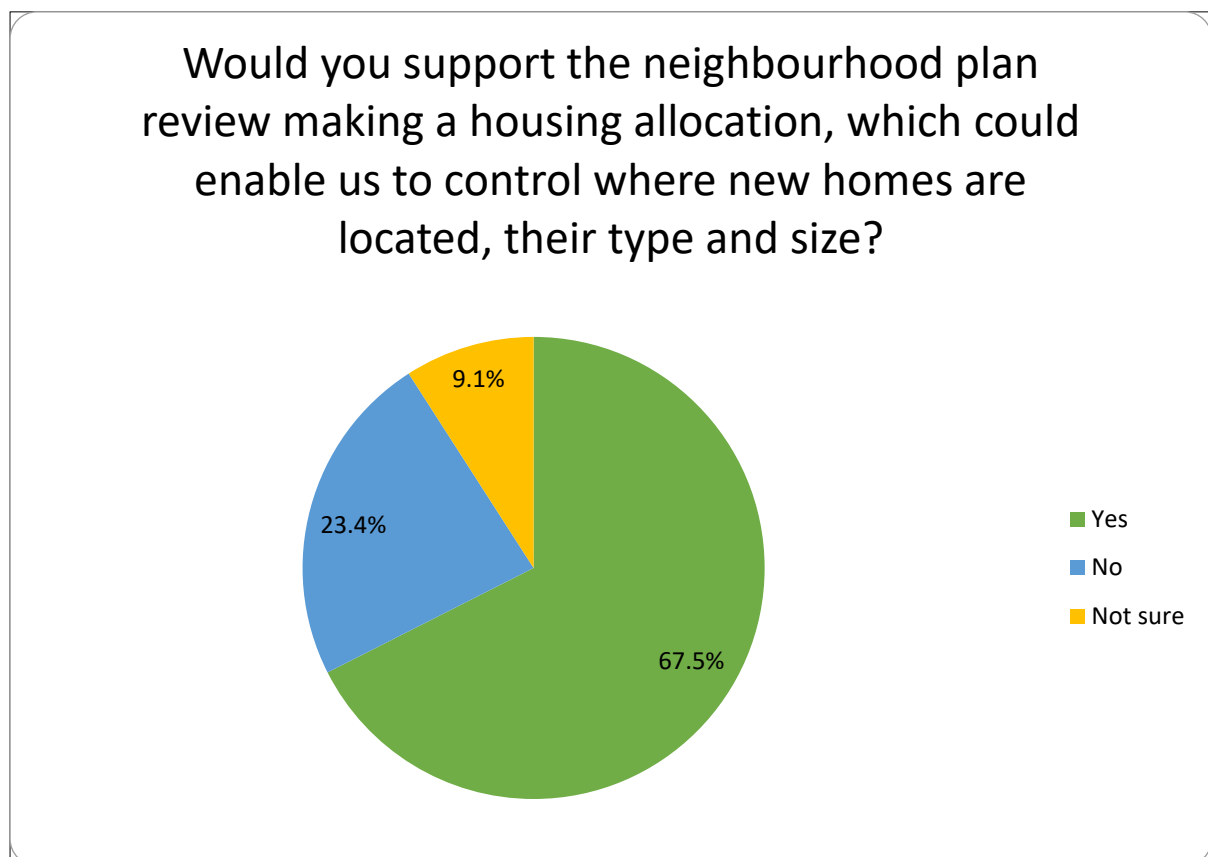
- Good starting place to get people on the property ladder, support if this enables people to stay in the village such as local children,
- Affordable homes are the only one's people can afford in the current climate
- Should have some but prospective landlords should be prevented from purchasing them, do not allow homeowners to turn them into second homes
- Don't need any more housing (including larger homes/expensive properties, need further infrastructure in place first, roads are a hazard, concern of school spaces, no amenities to use, bus service isn't the best)
- Already terraced and semi-detached houses in the village and some on the market for some time. So, demand may not be there.
- A mix of housing is needed to reflect the local demographics e.g. rented housing would be useful, bungalows would be useful, encourage a 50/50 split
- Could do with more ownership than rental
- Worried we will lose the village feel with more housing and that farmland or greenfield land shouldn't be used.

Next steps: Consider having in the NP a policy around affordable housing.

Q11: Would you support the neighbourhood plan review making a housing allocation, which could enable us to control where new homes are located, their type and size?

For Q11, 77 respondents answered. The data indicates that two thirds of respondents (67.5%) supported the plan making a housing allocation and suggested sites or locations an allocation could consider such as the former onion factory. Those respondents who were against the NP allocating were generally unsupportive of any new development taking place in the village. 47 comments were also left for Q11 which have been summarised in the table on the following page.

| Would you support the neighbourhood plan review making a housing allocation, which could enable us to control where new homes are located, their type and size? | | | |
|--|----------|------------------|----------------|
| Answer Choice | | Response Percent | Response Total |
| 1 | Yes | 67.5% | 52 |
| 2 | No | 23.4% | 18 |
| 3 | Not sure | 9.1% | 7 |
| Please add any comments or further detail you have about this idea: e.g. if you ticked "Yes" where should they be located and how many homes do you think would be suitable? | | | 47 |
| answered | | | 77 |



Summary of comments raised

Ensure a site will have good sized gardens, play space, or green space for children to use.

Have a site of smaller scale which could be up to 6-10 homes.

Mixed developments with different types of housing such as bungalows and to include smaller sized bedrooms such as of 1-2 beds

The old onion factory site is an ideal site

Allocate a site on brownfield land and avoid doing so on greenfield sites.

Not sure of if an allocation is needed

Ensure the allocation is for affordable housing

Allocation along Sutton Road e.g. to the east of Sutton Road, opposite the village hall or within the field close to the sign

Allocation alongside Chalk Road (not in Walpole Cross Keys)

Allocation along Station Road

New houses of any kind need to be outside of the direct location of the village where large vehicles have good access.

Infill development may be suitable

The village should have some say where but not necessarily regarding its size or style.

Parish Council or residents should not control or deem what site should come forward for an allocation or how this should look.

Parish Council and residents should have the say on what type of housing is built and where in the village including having a village vote.

Avoid high-density housing projects.

The area should build community amenities before more residential development

Allocation should be within current parameters of the existing neighbourhood plan. E.g keep within areas circled in red.

No further new homes should be built

This depends if it is ribbon development or not.

Next steps: Consider if the NP wishes to allocate a site for housing.

Environment

Q12- Green Spaces- To what extent do you agree these green spaces are important and should be protected in the village?

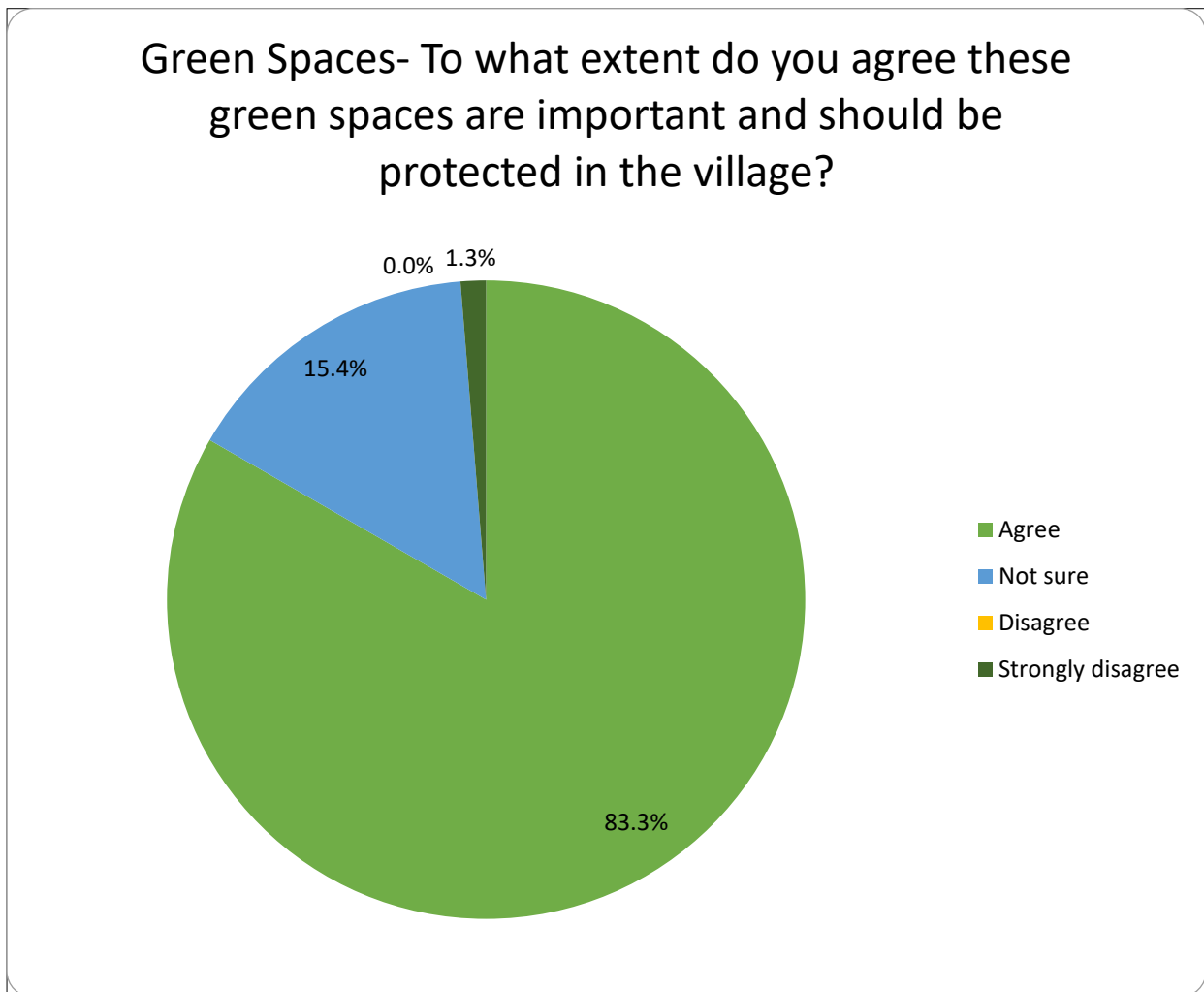
| Answer Choice | | Response Percent | Response Total |
|--|-------------------|------------------|-----------------|
| 1 | Agree | 83.3% | 65 |
| 2 | Not sure | 15.4% | 12 |
| 3 | Disagree | 0.0% | 0 |
| 4 | Strongly disagree | 1.3% | 1 |
| Are there any green spaces that you would like protected within the village? | | | 51 |
| | | | answered |
| | | | 78 |
| | | | skipped |
| | | | 5 |

For Q12, there were 78 responses. The majority agreed (83.3%) that green spaces are important and should be protected in the village. A few were not sure, and one respondent strongly disagreed.

51 comments were left for this question and specific green spaces suggested have been listed below including a few suggestions coming forward around Sutton Road, Station Road and near the garage. Some respondents questioned if the area had any public green spaces and if there were any areas the council owned. Mixed opinions like previous questions including a few comments said there were no green spaces to protect, or these have already been built on and a number of comments said to protect all green spaces. A number of suggestions were put forward on how sites could be better used to support wildlife, community projects and areas for the public to use and to propose new green mechanisms.

- The field behind Walkers Garage or grass area alongside the lay by
- The fields on station road north and one side of low road
- Fields at either side of the village and between the village and the A17.
- The field behind the new builds along Sutton Road
- War memorial area
- The field opposite Station Road North, Little Holme Road and Sutton Road
- The village gardens
- Farmland at the A17 end of Station Road
- Greens space along Sutton Road such as the north side of Sutton Road , area containing the bus stop pull in
- Field at back of the new houses
- Fields on Station Road North and corner of the A17 Station Road South
- All of them including local farm areas, fields in and around the village
- The three garden areas in the village plus the many views across the field which we need to keep our village rural.

- No green spaces/not aware of any/ not sure what the areas are called
- The fishing area near the farm block



Next steps: consider exploring green spaces which could be protected in the neighbourhood plan. Also look into community actions to incorporate suggestions made by the residents.

Q13: Key Views- The Neighbourhood Plan Review could identify key views within Walpole Cross Keys which depict the area’s special qualities. These may be of the landscape or iconic views of the village.

The plan will seek to protect these views for future enjoyment and ensure development which could potentially come forward within these views are of an appropriate scale and form. Please describe any key public views that you think are particularly important within Walpole Cross Keys.

For Q13, there were 37 responses. Suggestions of public views which are important to residents have been listed below. A few respondents said there were no views or were unsure of areas to list. A number of people said that all views are important including being

able to see the sunset and wildlife. A few questioned that the importance of views have not been considered in the past with planning applications.

- All views present are important and should be retained in all directions
- Views from houses that overlook fields and views from roads and footpaths across the fenland.
- Walpole Cross keys school and the village hall
- Where the village remembrance sign is.
- The openness of Little Holme Field and view to the south along Little Holme Road
- Looking over farmland along Station Road, the Ristoft Fields, Fence Bank
- The fields around Middle Bank
- North of Sutton Road opposite Walker's Garage and behind the Jephson Hall.
- View to the north and south along Sutton Road
- I'm not sure it's exact name but the daffodil field that bloom this time of year.
- Barn conversions on Station Road
- Garden with village sign.
- The open views in Low Road and countryside further round Low Road.
- The Church and grounds. any historical buildings.
- None/ there were good views before new houses were built

Next steps: consider having an important local views policy and mark out views which planning applications should consider in the future with regards to scale and design to help protect certain views the public can see.

Q14- The Neighbourhood Plan Review could identify buildings or structures of local historic importance, referring to them as non-designated heritage assets.

Please list any buildings or structures of heritage value in the parish which could be identified in the Neighbourhood Plan Review.

For Q14, there were 32 respondents who left comments and 51 skipped this which could be because they did not feel this was important to them or did not know of any ideas to suggest. Some respondents said there were none or could not think of any. Some said that this is too late since buildings have already been knocked down such as The Woolpack. Numerous respondents said the village school, former St Helens Church, and the former old chapel could be considered assets that also indicate the rural history of the village. However, a list of buildings/structures suggested are shown below.

- Village School and the old Walpole Cross Keys pub “The Woolpack”- Douglas Barder lodged there when he was stationed at Sutton Bridge R.A.F. Station, used to be a community hub.
- St. Helens Church, the former chapel and war memorial/remembrance sign
- Walker's garage
- The older cottages and former farmhouses in the village such as along Sutton Road, Station Road North and South, the old farmhouse on Station Road South, Poplar Tree Farm, and barn conversions in Station Road
- Not a building but the old Saxon bank on the north side of the village should be designated part of the local heritage, plus Fence Bank

Next steps: consider having a policy on non-designated heritage assets and exploring if any buildings may be worth designating in line with Historic England’s guidance.

Transport and movement

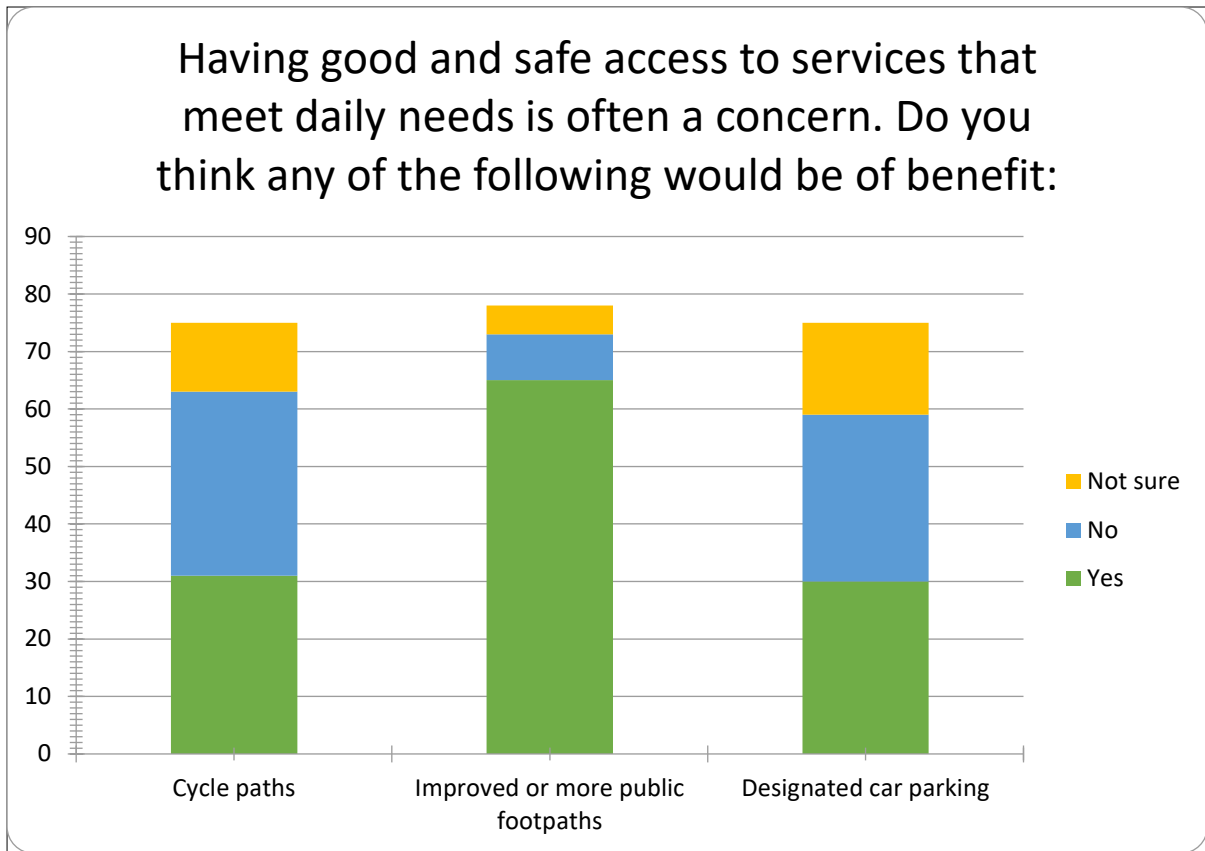
Q15- Having good and safe access to services that meet daily needs is often a concern. Do you think any of the following would be of benefit:

| Answer Choice | Yes | No | Not sure | Response Total |
|--|-----|----|-----------------|----------------|
| 1 Cycle paths | 31 | 32 | 12 | 75 |
| 2 Improved or more public footpaths | 65 | 8 | 5 | 78 |
| 3 Designated car parking | 30 | 29 | 16 | 75 |
| Please add any comments you may have here: | | | | 36 |
| | | | answered | 79 |
| | | | skipped | 4 |

For Q15, 79 responses were given. The answers were multiple choice. The most favoured answer was improving or having more public footpaths. There were mixed views of near a 50/50 on cycle paths and designated car parking within the village. 36 comments were also left these are summarised below. From the comments made by respondents many related to the need to better maintain public footpaths. Mixed views on the need for additional footpaths and cycle paths with comments stating the roads are too narrow or not in good condition. Several comments said the parking near the school, not just in school times, needs addressing. Some respondents were not sure of a need for a designated car park. Others mentioned that any new housing should have off road parking.

- Improve the quality of the roads, including stopping large vehicles (HGVS) going through the village, fix potholes and reduce the speed limit within the village.
- Improve the bus service for evenings.
- The existing public footpaths need to be maintained better due to these become overgrown causing residents to walk in the road and some need repairing but not made wider.
- An increase in footpaths such as along Market Lane would be welcomed which doesn't have restricted access.
- There are many cars parked on the road, not at school times, and when lorries and tractors come by its difficult.
- Signage for footpaths would be welcomed so residents can know of routes they can follow within the village.
- Parking needs addressing near the school such as double yellow lines to stop inconsiderate and dangerous parking on kerbs and at junctions. A car park or designated school drop off point to address this issue could be an idea.
- Cycle paths could be a good idea but the amount of traffic going through the village and the narrow roads might make this difficult. Also, where would these be allocated.
- No need for cycle paths or a designated car park.

- Off road parking for any development should be made.



Next steps: consider the needs raised by the community. Could a policy proposing additional footpaths be included with the plan along with community action points to work with relevant stakeholders to improve conditions within the village including working with the school and Norfolk County Council?

Community facilities

Q16- To what extent do you agree that these services or facilities in Walpole Cross Keys are important?

| To what extent do you agree that these services or facilities in Walpole Cross Keys are important? | | | | | | | |
|--|----------------|-------|----------|----------|-------------------|----------------|--|
| Answer Choice | Strongly agree | Agree | Not sure | Disagree | Strongly disagree | Response Total | |
| 1 Primary School | 57 | 21 | 1 | 0 | 0 | 79 | |
| 2 Village Hall | 58 | 21 | 1 | 0 | 0 | 80 | |
| <i>answered</i> | | | | | | 80 | |
| <i>skipped</i> | | | | | | 3 | |

Q16 received 80 responses. Most respondents strongly agreed the primary school and village hall were of importance.

Next steps: include a policy within the plan protecting existing community facilities such as the primary school and village hall.

Q17- What new services or facilities would you like to see in Walpole Cross Keys? Please list below ideas.

Q17 received 62 responses of ideas the community would like to see with regard to new services and facilities. There is strong support for the establishment of a recreational ground including a children's play area. There were also suggestions for a village shop, village pub and post office. Respondents said it would be good to see assets like these so people do not have to leave the village to use such facilities and see the success of community integration and opportunities like further afield. This may help support the retention of local people wanting to stay in the area. Others raised suggestions for improving other infrastructure including drainage, bus service, broadband and village signs.

- Recreational playing field/ children's play area and an area for dogs to go.
- Facilities including a Village Shop with a cash machine/ Post office (even a mobile one)/ Village pub/Shops and Takeaways. Supporting local employment.
- School expansion if the village continues to grow in population. More parking at the school and along Sutton Road.
- Roads that are designated walking areas/ Clearer signs for walking around the village and using footpaths.
- Improving strategic infrastructure such as main drainage, better Wi-Fi structure, improving roads and incorporating traffic calming measures, improving the bus service to different locations and having a NHS dentist.

- Community centre in the middle of the village where people can walk too which holds weekly clubs for all age groups. Also creating more community projects.
- No new facilities would be viable without more housing.

Next steps: have policies which support the proposals of community facilities like above. Look into community action points or ways the parish council can bring forward any land for say a playing area and from CIL contributions?

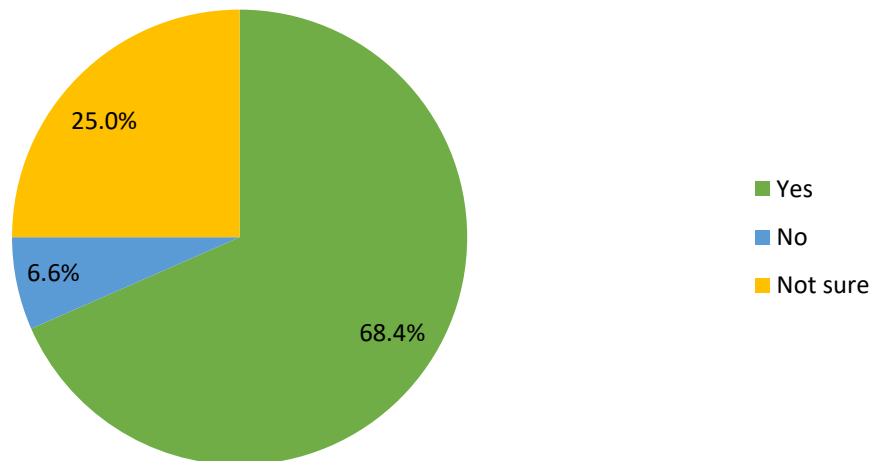
Q18- The Neighbourhood Plan Review could allocate a site that is specifically for community use or employment. Would you support this?

Q18 received 76 responses. The majority of respondents initially support the neighbourhood plan allocating a site for employment/community use. Some were not sure at this point or did not agree.

The Neighbourhood Plan Review could allocate a site that is specifically for community use or employment. Would you support this?

| Answer Choice | | Response Percent | Response Total |
|---------------|----------|------------------------|----------------|
| 1 | Yes | 68.4% | 52 |
| 2 | No | 6.6% | 5 |
| 3 | Not sure | 25.0% | 19 |
| | | <i>answered</i> | 76 |
| | | <i>skipped</i> | 7 |

The Neighbourhood Plan Review could allocate a site that is specifically for community use or employment. Would you support this?



Next steps: consider if the NP wishes to allocate a site for community use/employment or have a supportive policy coming forward for sites proposing these facilities. Consider the detail raised in Q19 linked to this.

Q19- If you are supportive of allocating land for community use or employment, where do you think this could go within the village? Please add any comments and further detail you have about this idea here.

For Q19, there were 38 comments left. These have been summarised and listed below. A few comments suggested doing this on the former onion factory site, other areas were suggested below including the old station yard, Little Holme Field, land behind Sutton Road or to add to the village hall. People raised the importance of doing this in the centre of the village or near the school so people can access this without driving.

- Needs to be in the centre so everyone can access without driving such as close to the village school.
- Site location ideas included the old onion factory, the old station yard, Little Holme field, the fields behind Walkers Garage and the newly built homes along Station Road North, Hankinson Estate, the village hall or land adjacent to the village hall, along Sutton Road, on unused farmland, brownfield sites.
- Employment ideas included using this for small artisan workshops, a village shop, a playing field with a children's playground, community centre.
- Support community use but not employment if this was industrial units.
- Would support only if current buildings are converted.

Q20- We would like your thoughts on how we could spend CIL monies in our community which are coming in currently and for future development moving forward? These ideas could be listed as actions for the reviewed plan.

We would like your thoughts on how we could spend CIL monies in our community which are coming in currently and for future development moving forward? These ideas could be listed as actions for the reviewed plan.

| Answer Choice | | Strongly agree | Agree | Not sure | Disagree | Strongly disagree | Response Total | |
|---|--------------------------------------|----------------|-------|----------|----------|-------------------|-----------------|-----------|
| 1 | Children’s play area and equipment | 29 | 34 | 10 | 2 | 1 | 76 | |
| 2 | Adults’ gym equipment | 6 | 16 | 25 | 16 | 12 | 75 | |
| 3 | Creating communal allotments | 8 | 36 | 20 | 5 | 5 | 74 | |
| 4 | Dog and litter bins | 30 | 34 | 10 | 3 | 0 | 77 | |
| 5 | Improving bus shelter/public seating | 21 | 36 | 19 | 0 | 0 | 76 | |
| 6 | Traffic calming measures | 39 | 20 | 13 | 3 | 2 | 77 | |
| Please let us know about any other community infrastructure ideas you may have: | | | | | | | 20 | |
| | | | | | | | answered | 78 |
| | | | | | | | skipped | 5 |

For Q20, 78 respondents answered. This was a multiple-choice question. Many people strongly agreed or agreed with the need for traffic calming measures, dog/litter bins and a children’s play area and equipment. Many people agreed with the idea of creating communal allotments and improving bus shelters and public seating. The idea people were least sure about was the adults gym equipment. However, overall, the introduction of all ideas was welcomed. 20 comments were also left for this question which included other ideas and concerns.

These have been summarised and included below:

- Sort out road issues, school crossing & addressing traffic measures and speed concerns some said 30mph through the village or 20mph. Safety signs at start Sutton Rd off a17, address speeding in the village including police patrol. Improve footpath signage. Don't want sleeping policemen keeping everyone awake when lorries and trailers go over them.
- Improve the bus stop and clear overgrown weeds etc. Need a bus shelter and buses to Terrington.
- Develop the gardens for community use, not as allotments, but as places where people can meet and chat; somewhere pleasant to sit outside of their own garden.
- Allotments could be a good idea.
- All of the above is achievable if the villagers got involved and shared ideas.

- Need for more street lighting.
- Mention of a shop, public house, a community shop - could be held on certain days in the village hall. A 'Meeting Space' for residents, especially those who live alone - like a Coffee Club held on certain days. more local events for children and youths. separate hall perhaps?
- Areas for youth to hang out /youth club or a small adult gym would be very good as the village is 20 mins away from the closest gym.

Next steps: create a CIL action plan, which can be included within the NP review, to address priorities the parish council and community wish to see come forward from CIL contributions when development comes forward within the parish. Highlight projects/funding for projects which could be taken forward to improve the area.

Q21- Please let us know about any other issues you think are important to address in a Neighbourhood Plan Review for Walpole Cross Keys.

For Q21, 29 respondents left comments. Some issues raised have been highlighted previously in the survey including road and traffic concerns. Issues are listed below.

- Police presence in the village would be welcomed.
- Working on a way to bring the community together so it's not just a dormitory village. Improve the sense of community and village events.
- Ensuring that climate change, flood risk and sea level rises is considered and thinking ahead of 2036 with regard to long term planning.
- Ensure plans are going to benefit the needs of the village and that the quality of further building is considered.
- Ensure thought is given to existing and future footpaths including its surfacing, signage, and safety.
- Need to have better maintenance of verges/grass cutting throughout the village.
- Have consideration to traffic/highway concerns- reducing the speed limit in the village and overcome speeding such as with speed cameras, traffic calming measures, having a zebra crossing outside of the school, sleeping policeman down 30mph roads, address pothole concerns and parking around the school.
- Consider where future construction workers will park on proposed development sites.
- Offer help for any residents who need assistance.
- Ensure the village is maintained, tidy and remains a small quiet rural village.
- Encourage the use of public transport so this remains in the village including more trips to Terrington st Clements to get to and from essential amenities.
- Take note that the infrastructure of the village is not equipped to support too many new houses including drainage, water pressure and school capacity.
- Replace the post box
- Future proof in the neighbourhood plan what developers can and cannot do such as the current plan and not having housing estates.

Next steps: The parish council can consider further issues raised and see how they can address this moving forward within and outside of the neighbourhood plan review.

Q22: If you would like to be a volunteer for the neighbourhood plan steering group, please add your contact details in the box below and the parish clerk will be in touch soon after the survey has ended.

A few members of the community put their names and details forward to volunteer. These have been passed on to the parish clerk.

Next steps: Contact the members of the community who put their names forward to join in this process. Arrange a meeting with them.

Appendix A- Letter inviting residents to complete the initial survey².



Clerk: Mrs. Caroline Boyden
walpolecrosskeyspc@gmail.com

2 Abbeyfields
Abbey Road
Great Massingham
PE32 2JE

07368 861696

Dear Walpole Cross Keys Parish Resident,

The Parish Council would like your help with updating our Neighbourhood Plan. We need everyone's opinion and ask that you to spare a moment to complete a simple survey.

What is a Neighbourhood Plan? A Neighbourhood Plan is a way of recording the preferences and wishes of our Village Community to help protect and improve it. We already have a Neighbourhood Plan that was introduced in 2017 and is valid until 2026, but it is apparent that an update is overdue. You can see it here: walpolecrosskeyspc.info or search for "Walpole Cross keys Neighbourhood Plan" online.

Why do we need a Neighbourhood Plan review? Our village has changed considerably since 2017 and we must ensure that the plan is still meeting our needs. So, it's important to review it to include up to date information and more detailed policies. Its policies, amongst others, are used to determine planning applications. This will allow us more influence over the type, size, and location of development in the Parish.

Completing the survey: Please encourage all members of your household to complete the survey individually – we would like responses from those under 18 years of age as well as adults, permanent residents, second homeowners and businesses. There are no right or wrong answers or opinions. Please answer the questions as best as you can. If you think something does not apply to you, just move on to the next question. Participation is voluntary and anonymous*

Please complete the survey online if possible. You can find a link to it on: www.walpolecrosskeyspc.info or there's a QR code below. If you would prefer to complete a paper copy, please get in touch with the Parish Clerk who will arrange for one to be delivered to you. The survey is available for completion until the end of March.

If you would like to find out more or be involved with the Neighbourhood Plan, please contact the Parish Clerk, Caroline Boyden.

Thank you on behalf of Walpole Cross Keys Parish Council.
Nick Dyble. Chairman.

*By completing the survey, you consent to allowing your responses to be used by the Neighbourhood Planning project. All information will be stored securely on UK-based servers, compliant with GDPR rules.



² [Walpole Cross Keys Parish Council | Home \(walpolecrosskeyspc.info\)](http://Walpole Cross Keys Parish Council | Home (walpolecrosskeyspc.info))